

SITE PLAN NOTES

PAVEMENT

- (P1) HEAVY DUTY ASPHALT PAVING
- (P2) STANDARD DUTY ASPHALT PAVING
- (P3) RIGHT-OF-WAY ASPHALT
- (P4) HEAVY DUTY CONCRETE WITH 1" CHAMFERED CORNERS
- (P5) STORM INLET WITH CONCRETE APRON SHOWN ON SHEET C203
- (P6) MATCH EXISTING PAVEMENT

HARDSCAPE

- (H1) 6" CURB AND GUTTER
- (H2) INTEGRAL WALK AND CURB
- (H3) MATCH EXISTING CURB
- (H4) TAPER CURB WITHIN 3 FEET
- (H5) CONCRETE SIDEWALK
- (H6) MULTI-USE PATH
- (H7) ADA ACCESSIBLE RAMP
- (H8) PAVEMENT FLUSH WITH SIDEWALK

BUILDING ACCESSORIES

- (B1) DUMPSTER ENCLOSURE
- (B2) OPEN PATIO SEATING AREA
- (B3) COVERED PATIO AREA

ACCESSORIES

- (A1) BOLLARD
- (A2) LIGHT POLE AND BASE
- (A3) BIKE RACK
- (A4) LANDSCAPE PLANTING AREA

SIGNAGE & MARKINGS

- (S1) POLE/GROUND SIGN LOCATION
- (S2) ADA PARKING SPACE
- (S3) STOP SIGN
- (S4) PEDESTRIAN CROSSWALK
- (S5) 4" PAINTED WHITE SOLID LINES (TYP)
- (S6) 4" PAINTED WHITE 45° SOLID LINE WALK WAY
- (S7) 24" PAINTED WHITE STOP BAR
- (S8) PAINTED WHITE DIRECTIONAL TRAFFIC ARROWS
- (S9) PAINTED WHITE "DO NOT ENTER" INDICATOR TEXT

SITE PLAN GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
- ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
- SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS, ATM RELATED DETAILS, AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
- COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
- FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
- ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
- REFER TO SHEET C202 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

SITE PLAN LEGEND

- = EXISTING SIGN
- MB = MAILBOX
- ⊙ = EXISTING LIGHT
- ⊙ BOL = EXISTING BOLLARD
- ⊙ GP = GATE POST
- ⊙ = TRANSFORMER
- = RIGHT-OF-WAY LINE
- = RIGHT-OF-WAY
- F.F.E. = FINISH FLOOR ELEVATION
- 12 = PARKING COUNT
- BSL = ADA PARKING
- BSL = BUILDING SETBACK LINE
- EASEMT = EASEMENT
- DBUE = DRAINAGE AND UTILITY EASEMENT
- PKF = EXISTING IRON PIN & OR PK (SET/FOUND)
- = EXISTING TREE LINE
- = PROPOSED DIRECTIONAL SIGN

SITE DATA

SITE AREA = 0.944 AC (LOT 3)
= 2.570 AC (LOT 4)
BUILDING AREA = 5,000 SF (LOT 3)
= 16,000 SF (LOT 4)
ZONING = GB, S.R. 32 OVERLAY
FRONT YARD BSL REQUIRED = 60 FT
FRONT YARD BSL PROPOSED = 30 FT
REAR YARD BSL REQUIRED = 20 FT

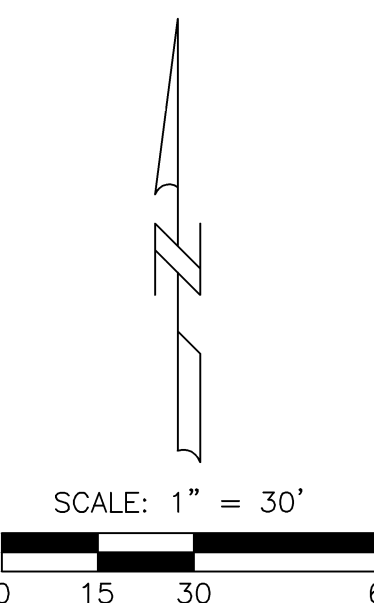
PARKING

RESTAURANT:
PARKING REQUIREMENT: 1 SPACE FOR EACH 2 SEATS IN PLUS 1 SPACE FOR EACH EMPLOYEE ON PRIMARY SHIFT (48 + 8) = 56
PARKING REQUIRED = 56 SPACES
PARKING DIMENSIONS = 9' x 18'

PARKING PROVIDED: 53 STANDARD SPACES
3 ADA SPACES
56 TOTAL

RETAIL:
PARKING REQUIREMENT: 1 SPACE PER 250 S.F.
PARKING REQUIRED = 107 SPACES
PARKING DIMENSIONS = 9' x 18'

PARKING PROVIDED: 166 STANDARD SPACES
6 ADA SPACES
172 TOTAL



Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 846 - 6611
800 452 - 6408
317 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS

Land Surveying/Civil Engineering
Landscape Architecture

PROJECT NO.: W13.0440
DWG NAME: W130440-C200-04 site.dwg
DESIGNED BY: JKS
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 12.30.2013

REVISIONS AND ISSUES
ISSUED FOR WESTFIELD FILING

DATE: 12.30.2013
BY: JKS

JAMES K. SHINNEMAN, P.E.
REGISTERED PROFESSIONAL ENGINEER
10800592
AREA OF COMPETENCY
NOTED FOR INDIANA
NOTED FOR INDIANA

PREPARED FOR:
DAIRY QUEEN/L.O.R. CORPORATION
WHEELER ROAD AND TOURNAMENT TRAIL
SITE PLAN

Part of the SW1/4 of Section 36, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C200
PROJECT NO.
W13.0440